



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

COMMUNITY MEETING REPORT

Petitioner: 2901 LLC

Rezoning Petition No. 2019-174

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

There have been two community meetings to discuss this proposal.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Caren Wingate, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A, attached hereto, by depositing such notice in the U.S. mail on January 17, 2020. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting was held on Thursday, January 30, 2020 at 5 :30 in the evening at RE/MAX Executive Realty at 2901 Coltsgate Rd.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented by Caren Wingate of Wingate Advisory Group and Stephen Overcash and Brian Simpson of Overcash Demmitt Architects.

SUMMARY OF PRESENTATION/DISCUSSION:

Caren Wingate, Agent for the Petitioner, welcomed the attendees and introduced the Petitioner's team. The Petitioner's Architect, Stephen Overcash of Overcash Demmitt Architects, indicated that the Petitioner proposed to rezone approximately 1.124 acres, located at 2901 Coltsgate Rd from an O-6 (CD) zoning district to a MUDD-O zoning district. The Agent provided a contextual aerial graphic of the area to be rezoned (attached as Exhibit D). She explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

Stephen Overcash and Brian Simpson, the Petitioner's Architects, presented the site plan and pointed out various commitments made by the Petitioner.

Questions and Answers for the meeting follow:

Discussion Questions & Answers:

1. What will the parking deck look like?
The parking deck will be complimentary to the building finish. We would like to keep an open concept for safety of parking deck users.
2. Why MUDD-O?
MUDD-O will allow the highest and best use for this property, with minimal setbacks and height allowances providing greater efficiency.
3. What is the square footage of the existing building?
The existing building is apx 18,000 sf in size.
4. What is the size of the proposed building?
The Petitioner's plan envisions a building of apx 95,000 sf.
5. What kind of retail do you plan for the ground floor of the building?
Retail opportunities would exist for neighborhood services tenants; ie, package delivery store, coffee shop, dry cleaning pick-up, etc.
6. How tall is the new building?
The planned new building will be apx 85' to the parapet.
7. Could you provide a second driveway to the parking deck?
We would like to provide a second driveway, if CDOT will allow it.

Following the meeting additional comments were submitted via email by Robert Aulebach, President of SPAN (South Park Area Neighbors). They are attached below.

Caren Wingate

From: Robert Aulebach <robaulebach@gmail.com>
Sent: Monday, February 3, 2020 4:50 PM
To: cwingate@wingadgroup.com
Cc: Hilary Larsen
Subject: 2901 Coltsgate Rezoning.
Attachments: 852353CA430046B9B15814E003170D6B[185189613].png

Caren,
Appreciate the time and dialogue last week at the public meeting. Below are some comments and suggestions for your project that we would like your team to consider as you finalize your design. Please give me a call once you have new architectural drawing so we can share with our Land Use committee and meet again if necessary..

Proposed Use

- Please provide greater detail as to proposed uses as MUDD allows a number of uses.
- We do not support the current allocation of retail (8,500 sq. ft) and encourage you to reduce the total as well as clarify how this retail space will be allocated. (We would be happy to have a conversation about new retail activity in SP being developed at the APEX and Phillips Place.
- We would support a request to develop a smaller amount of commercial space for a small café, deli or coffee shop to benefit tenants.
- Please confirm that the owner current tenant (ReMax) will occupy approximately half the 87,000 sq. ft office part of the building with the remaining 3 floors being leased.

Design

We have a number of concerns that we would like you to clarify regarding the project's visibility at the Sharon/Fairview intersection due to its height. If approved, this project will be taller than Wells Fargo and more noticeable due to its large mass.. Buildings currently along Coltsgate are only 2-3 stories.

- Please provide additional elevation and building drawings to reassure us that proposed architectural features and signage will be high quality and add to the overall image of SP.
- We would prefer that the building stay at its current location and that the garage be closer to Fairview.
- Please provide additional information about the parking garage:
 - We do not support retail activity located within the parking garage.
 - We strongly encourage you to consider building below grade to reduce the overall massing of this project.
 - Provide drawings showing the garage design so that we can be sure it is well screened and has good traffic flow.
 - Please clarify the total number of Parking spaces being built.
 - Please talk with CDOT about another entrance as having one driveway in and out seems challenging given traffic count going from ~200 to ~2000
- We would like to see more green space on the site plan to compensate for the mass of the project.

Construction related Issues

- We are opposed to the proposed phasing of construction
- Please confirm that you have offsite agreements to accommodate construction worker parking
- Would like to understand storm water runoff as it had not yet been addressed.

Connectivity

- We believe that future office workers will utilize retail and restaurants located at the APEX, Mall, Sharon Corners and Phillips Place if the connectivity to these centers is more fully developed.
- We request that the owner consider making a donation of to further Loop construction in the amount of \$150K. This is well below what other projects have already committed to the project.
- Please provide a connection between your project and property to the south for future road and pathway



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

Respectfully submitted, this 10th day of February 2020.

Caren Wingate
Wingate Advisory Group

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-174	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd., Ste 710		Charlotte	NC	28210
2019-174	Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2019-174	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2019-174	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2019-174	Beverly Woods East Civic Association	Todd	Dunnagan	4017 Meadston Ln		Charlotte	NC	28210
2019-174	Circle of Inspiration	Dr. Willie	Keaton	721 Governor Morrison Street		Charlotte	NC	28211
2019-174	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2019-174	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2019-174	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2019-174	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
2019-174	Laurelwood	Drew	Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
2019-174	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2019-174	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2019-174	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
2019-174	Park Quail Neighborhood COALition Neighborhood Association	Mary	Settemyre	5811 Fairview Rd		Charlotte	NC	28209
2019-174	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2019-174	Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2019-174	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
2019-174	Sharon Woods Homeowners Association	Jeremy	Douglas	3216 Chaucer Dr		Charlotte	NC	28210
2019-174	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2019-174	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2019-174	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2019-174	SouthPark Association of Neighborhoods (SPAN)	Robert	Aulebach	3013 Mountainbrook Road		Charlotte	NC	28210
2019-174	Winding Brook Civic Association	Dan	Medvid	5117 Little Brook Ln		Charlotte	NC	28226
2019-174	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209

RZ 2019-174
EXHIBIT A (cont.)

TAXPID	OWNERLAST	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-174	18313105	BISSELL PORTER ONE LLC			4521 SHARON RD STE 375		CHARLOTTE	NC	28211
2019-174	18313106	BISSELL PORTER SISKEY LLC			4521 SHARON RD STE 375		CHARLOTTE	NC	28211
2019-174	18313108	CK COLTSGATE LLC			301 SOUTH COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
2019-174	18313109	LEVINE LIMITED PARTNERSHIP IV		ATTN: DANIEL LEVINE	PO BOX 2439		MATTHEWS	NC	28106
2019-174	18313111	GMDM PROPERTIES LLC			4015 POMFRET LN		CHARLOTTE	NC	28211
2019-174	18313112	TLCW LTD			2915 COLTSGATE RD STE 102		CHARLOTTE	NC	28211
2019-174	18313113	GRAPER PROPERTIES LLC			2915 COLTSGATE RD STE 103		CHARLOTTE	NC	28211
2019-174	18313204	BOYMED CHARLOTTE LLC			2701 COLTSGATE RD STE 300		CHARLOTTE	NC	28211
2019-174	18313206	OF'S PROPERTIES LLC			2719 COLTSGATE RD		CHARLOTTE	NC	28211
2019-174	18313207	ELY REAL ESTATE LLC			2809 COLTSGATE RD STE 100		CHARLOTTE	NC	28211
2019-174	18313209	BANK OF AMERICA			150 N. COLLEGE ST	NCL-028-29-03--TONY L JOINER	CHARLOTTE	NC	28255
2019-174	18313210	2901 LLC		BESSIE H (TRUST #2)	3426 TORINGDON WAY		CHARLOTTE	NC	28277
2019-174	18313213	BONANZA9400 LLC			19 PASCAL WAY		DURHAM	NC	27705
2019-174	18313215	O'CONNOR			5916 BENTWAY DR		CHARLOTTE	NC	28226
2019-174	18313216	O'CONNOR	PATRICIA M		5916 BENTWAY DR		CHARLOTTE	NC	28226
2019-174	18313217	O'CONNOR	PATRICIA M		5916 BENTWAY DR		CHARLOTTE	NC	28226
2019-174	18313218	O'CONNOR	PATRICIA M		5916 BENTWAY DR		CHARLOTTE	NC	28226
2019-174	18313219	HARRINGTON	WILLIAM L JR		2129 WOODHAVEN RD		CHARLOTTE	NC	28211
2019-174	18313220	HARRINGTON	SUSAN		2129 WOODHAVEN RD		CHARLOTTE	NC	28211
2019-174	18313221	HONEY PROPERTIES INC		ATTN: YATES HONEY	6701 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2019-174	18313222	DOWD		DOWD	6701 FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313223	SILVERGIRLS II LLC			6707-C FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313224	HENRY'S HOLDINGS LLC			6707 C FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313225	SILVERSISTERS LLC			6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2019-174	18313226	6707-D LLC			6707-C FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313227	SCHUTZENDEL LLC			6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2019-174	18313228	SCHUTZENDEL LLC			6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2019-174	18313229	SCHUTZENDEL LLC			6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2019-174	18313230	SCHUTZENDEL LLC			6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2019-174	18313238	COLTSGATE E I ASSOCIATES			4500 CAMERON VALLEY PKWY	STE 350	CHARLOTTE	NC	28211
2019-174	18313240	EDDLEMAN		EDDLEMAN	541 MEDEARIS DR		CHARLOTTE	NC	28211
2019-174	18313241	EDDLEMAN	KRISTY M		541 MEDEARIS DR		CHARLOTTE	NC	28211
2019-174	18313242	MCGRATH	KRISTY M		3642 ARBOR WAY		CHARLOTTE	NC	28211
2019-174	18313243	GIORDANO	JAN H	GIORDANO	1901 MEADOWOOD LN		CHARLOTTE	NC	28211
2019-174	18313244	OFFUTT LIMITED PARTNERSHIP	ANTHONY L		2209 THETFORD CT		CHARLOTTE	NC	28211
2019-174	18313245	OFFUTT LIMITED PARTNERSHIP			2209 THETFORD CT		CHARLOTTE	NC	28211
2019-174	18313246	PACE	R STEPHEN	PACE	6719 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313247	PACE DEVELOPMENT GROUP INC			6719 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313248	JAYNES FAIRVIEW OFFICE LLC			6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313249	JAYNES FAIRVIEW OFFICE LLC			6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313250	6725 FAIRVIEW LLC			524 MEADOWBROOK RD		CHARLOTTE	NC	28211
2019-174	18313251	HODGE		HODGE	6725-D FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313252	CHS			250 NORTH TRADE ST BOX 3		MATTHEWS	NC	28105
2019-174	18313253	CHS CORPORATION			250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
2019-174	18313254	CHS CORPORATION			250 N TRADE ST BOX 250		MATTHEWS	NC	28105
2019-174	18313255	CHS CORPORATION			250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
2019-174	18313256	PAG REAL ESTATE LLC			4620 PARVIEW DR		CHARLOTTE	NC	28226
2019-174	18313257	FOOTBRIDGE HOLDING LLC			6733 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
2019-174	18313258	6733C FAIRVIEW LLC			2423 BRANTFORD DR		CHARLOTTE	NC	28210
2019-174	18313260	KULBERSH PROPERTIES LLC			300 PLANTATION PL		CHARLOTTE	NC	28209
2019-174	18313261	KULBERSH PROPERTIES LLC			300 PLANTATION PL		CHARLOTTE	NC	28209
2019-174	18313262	KULBERSH PROPERTIES LLC			300 PLANTATION PL		CHARLOTTE	NC	28209
2019-174	18313263	KULBERSH PROPERTIES LLC			300 PLANTATION PL		CHARLOTTE	NC	28209
2019-174	18313264	STGE INVESTMENTS LLC			6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313265	STGE INVESTMENTS LLC			6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313266	STGE INVESTMENTS LLC			6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313267	STGE INVESTMENTS LLC			6805 FAIRVIEW RD C		CHARLOTTE	NC	28210
2019-174	18313268	DEACON HOLDINGS LLC			6743-A FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313269	DEACON HOLDINGS LLC			6743-A FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313270	DEACON HOLDINGS LLC			6743 FAIRVIEW RD UNIT C		CHARLOTTE	NC	28210
2019-174	18313271	DEACON HOLDINGS LLC			6743 FAIRVIEW RD UNIT C		CHARLOTTE	NC	28210
2019-174	18313272	PREVETTE	ALLEN DDS PA		6747 FAIRVIEW RD		CHARLOTTE	NC	28210
2019-174	18313273	PREVETTE	ALLEN		6747 FAIRVIEW RD		CHARLOTTE	NC	28210

RZ 2019-174
EXHIBIT A (cont.)

2019-174	18313274	TKMOORE PROPERTIES LLC				6747 FAIRVIEW RD UNIT C	CHARLOTTE NC	28210
2019-174	18313275	ARX HOLDINGS LLC	SHARON W			9307 PERCY CT	CHARLOTTE NC	28277
2019-174	18313276	LAWING	SHARON W			3285 LAND HARBOR	NEWLAND NC	28657
2019-174	18313277	LAWING				6801 FAIRVIEW RD STE C	CHARLOTTE NC	28657
2019-174	18313278	BREEDEN REAL ESTATE OF NORTH CAROLINA LLC				6801 FAIRVIEW RD STE C	CHARLOTTE NC	28210
2019-174	18313279	BREEDEN REAL ESTATE OF NORTH CAROLINA LLC				6805 FAIRVIEW RD C	CHARLOTTE NC	28210
2019-174	18313280	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C	CHARLOTTE NC	28210
2019-174	18313281	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C	CHARLOTTE NC	28210
2019-174	18313282	STGE INVESTMENTS LLC				6805 FAIRVIEW RD C	CHARLOTTE NC	28210
2019-174	18313283	STGE INVESTMENTS LLC				PO BOX 47114	CHARLOTTE NC	28247
2019-174	18313284	CASCADILLA PROPERTIES LLC				PO BOX 47114	CHARLOTTE NC	28247
2019-174	18313285	CASCADILLA PROPERTIES LLC				PO BOX 47114	CHARLOTTE NC	28247
2019-174	18313286	CASCADILLA PROPERTIES LLC				PO BOX 47114	CHARLOTTE NC	28247
2019-174	18313287	CASCADILLA PROPERTIES LLC				PO BOX 47114	CHARLOTTE NC	28247
2019-174	18313288	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON	WALL	6813 A & B FAIRVIEW RD	CHARLOTTE NC	28210
2019-174	18313289	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON	WALL	6813 A&B FAIRVIEW RD	CHARLOTTE NC	28210
2019-174	18313290	WALL	G BRYAN	ROSEMARY SIMPSON	WALL	2001 VALENCIA TER	CHARLOTTE NC	28226
2019-174	18313291	WALL	GEORGE BRYAN	ROSEMARY S	WALL	6813 FAIRVIEW RD STE D	CHARLOTTE NC	28210
2019-174	18313292	GOTHERMAN	ROBERT W	JUDY C	GOTHERMAN	4010 CARNOUSTIE LN	CHARLOTTE NC	28210
2019-174	18313293	GOTHERMAN	ROBERT W	JUDY C	GOTHERMAN	4010 CARNOUSTIE LN	CHARLOTTE NC	28210
2019-174	18313294	GILL	WILLIAM H	PHYLLIS D	GILL	5729 GREEN REA RD	CHARLOTTE NC	28226
2019-174	18313295	GILL	WILLIAM H III	PHYLLIS D	GILL	5104 DUNES CT,	CHARLOTTE NC	28226
2019-174	18313296	TEAGLE PROPERTIES LLC				PO BOX 471114	CHARLOTTE NC	28247
2019-174	18313297	TEAGLE PROPERTIES LLC				PO BOX 471114	CHARLOTTE NC	28247
2019-174	18313298	TEAGLE PROPERTIES LLC				PO BOX 471114	CHARLOTTE NC	28247
2019-174	18313299	TEAGLE PROPERTIES LLC				PO BOX 471114	CHARLOTTE NC	28247

WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

NOTICE OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by 2901 LLC to rezone approximately 1.124 acres located at 2901 Coltsgate Road to allow the construction of a new building.

Date and Time
of Meeting: Thursday, January 30, 2020 at 5:30 in the evening

Place of Meeting: RE/MAX Executive Realty
2901 Coltsgate Road

Petitioner: 2901 LLC

Petition No.: 2019-174

We are assisting 2901 LLC (the "Petitioner") in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.124-acre site (the "Site") located at 2901 Coltsgate Road from the O-6 (CD) zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the construction of a building.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, January 30, 2020 at 5:30pm at RE/MAX Executive Realty located at 2901 Coltsgate Road. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please Caren Wingate at 704-641-2154.

cc: Tariq Bokhari, Charlotte City Council Representative for District 6

Date Mailed: January 17, 2020

2901 Coltsgate Rd; Charlotte, North Carolina
COMMUNITY MEETING ATTENDANCE ROSTER

JANUARY 30, 2020

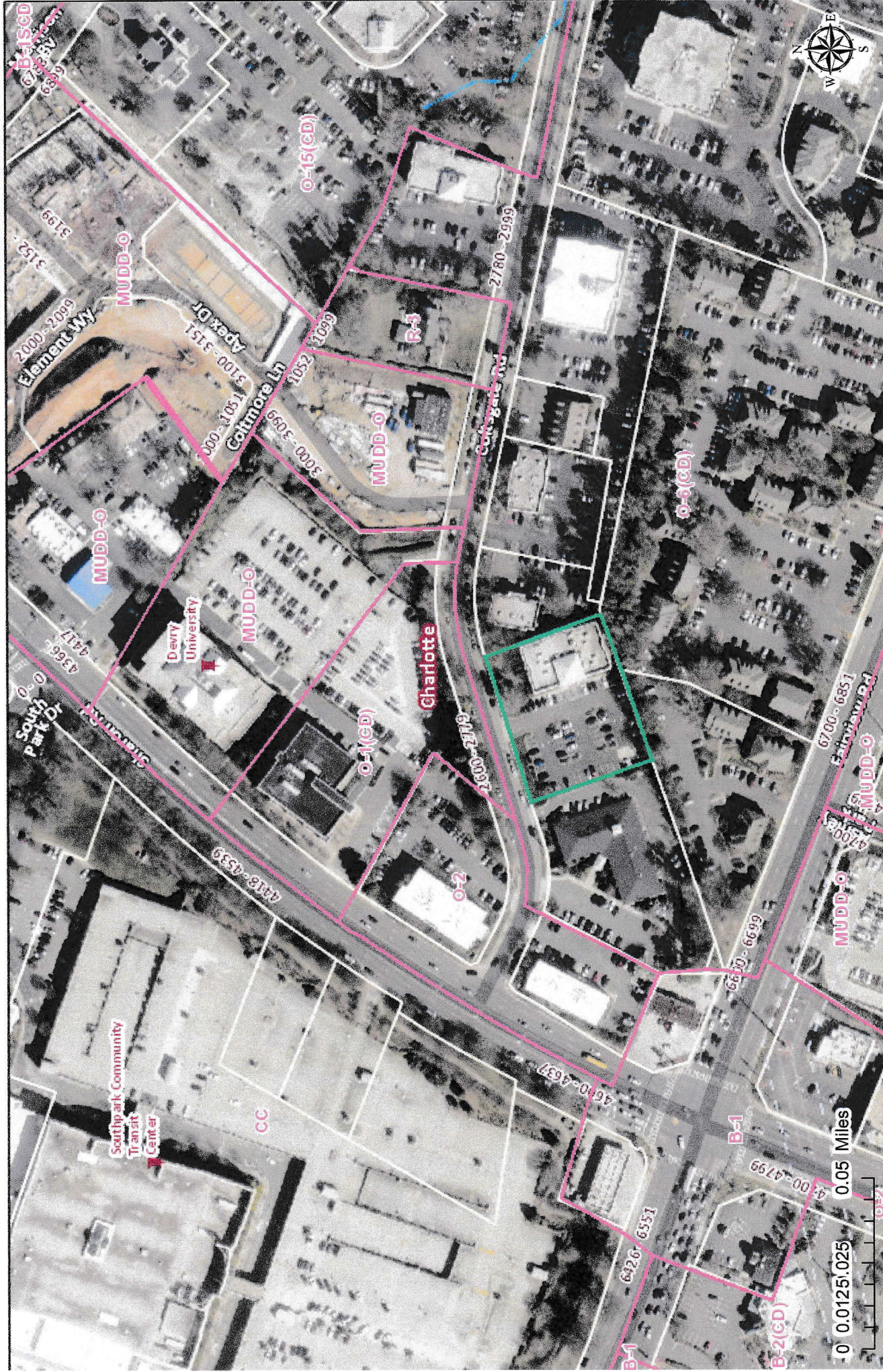
[illegible]

JANUARY 30, 2020

[illegible]

Polaris 3G Map – Mecklenburg County, North Carolina
2901 Coltsgate Rd - RZ 2010-174

Date Printed: 2/10/2020 12:26:37 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.